



**10 WESTERN GAILES AVENUE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A stunning semi detached family villa by Taylor Wimpey in the popular Princess Gate development, with gorgeous landscaped gardens and close to all the amenities of the seaside town of Troon.**

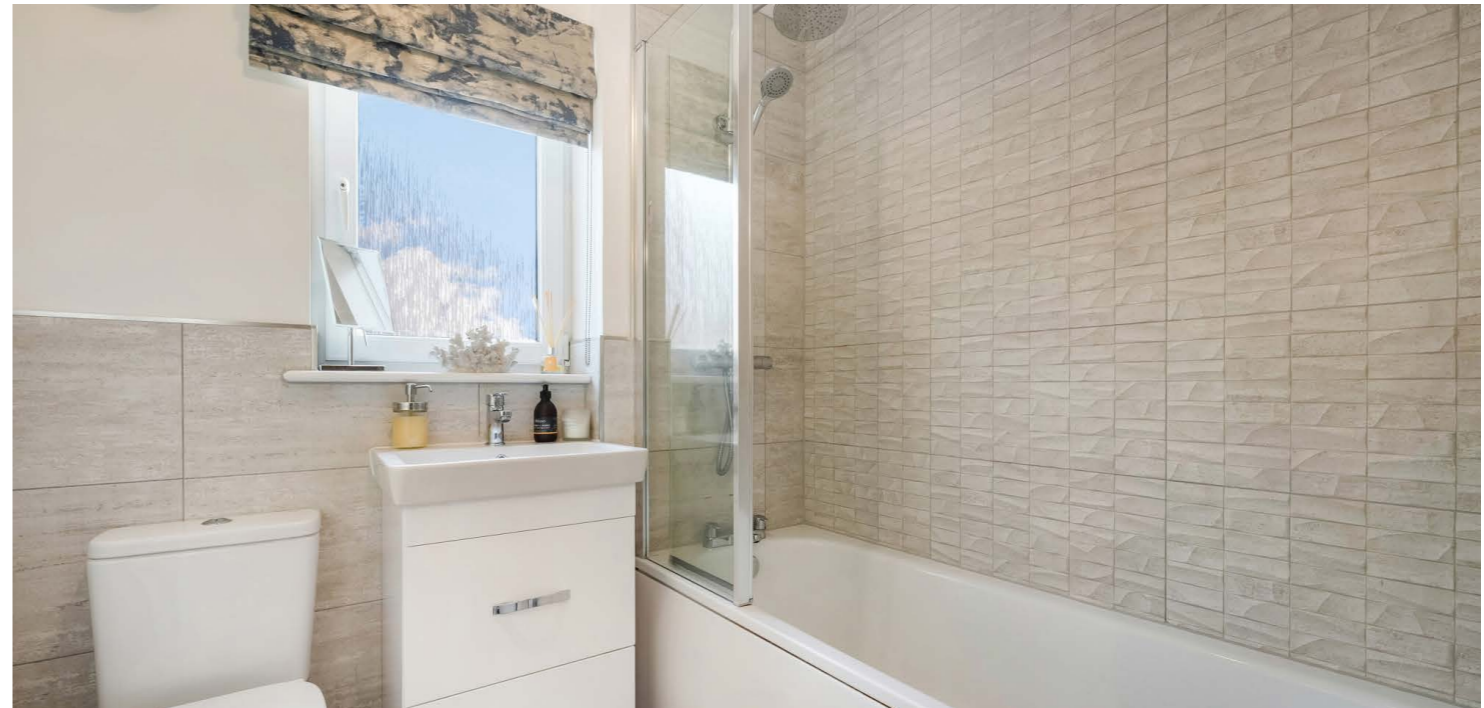
Number 10 is the 'Baxter' house type, a wonderful and quality family home by Taylor Wimpey, with well-proportioned accommodation and a fantastic large plot with private, professionally landscaped gardens. The property provides all the conveniences of a brand new home with features and benefits including a luxury fitted kitchen with integrated appliances, quality sanitary ware, ample storage, double glazing, solar panels, gas central heating, high quality floor coverings, ample additional storage and neutral decoration. There is also off road parking and convenient access into local schools, transport links and the amenities of Troon town centre.

In summary the accommodation extends to, on the ground floor, a welcoming hallway with a storage cupboard, a downstairs W.C, a luxury modern fitted gloss kitchen with integrated appliances and ample wall and base units, and a bright lounge with space for dining, French doors out to the garden and an under stairs storage cupboard. On the upper floor there is a spacious landing with access into the attic, a master double bedroom with fitted wardrobes, a second bedroom with fitted wardrobes, a third bedroom and a fitted family bathroom suite with a shower over the bath.

Externally there is a paved pathway and lawn to the front with a driveway leading along the side of the property allowing parking for a number of vehicles. There is gated access at the side round to a fully enclosed garden with artificial lawn, a patio, a large garden shed and a raised shrubbery area and elevated patio.

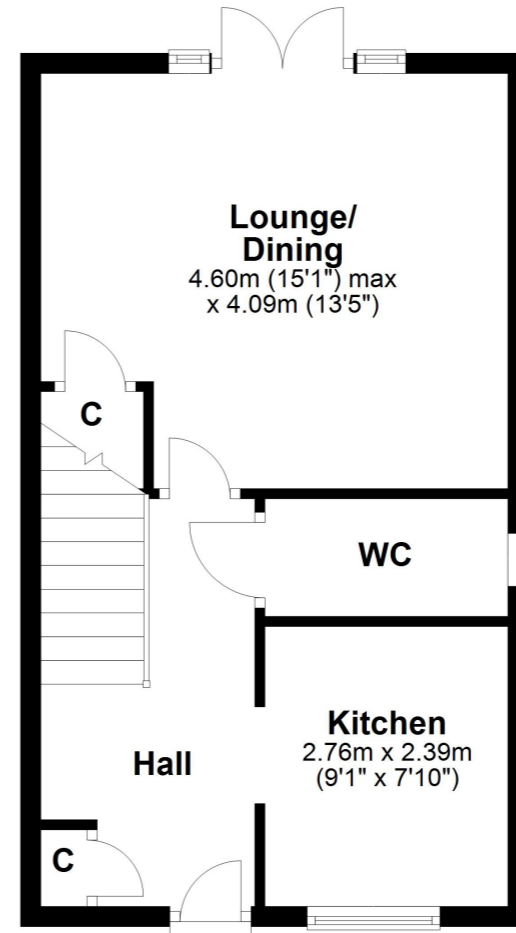




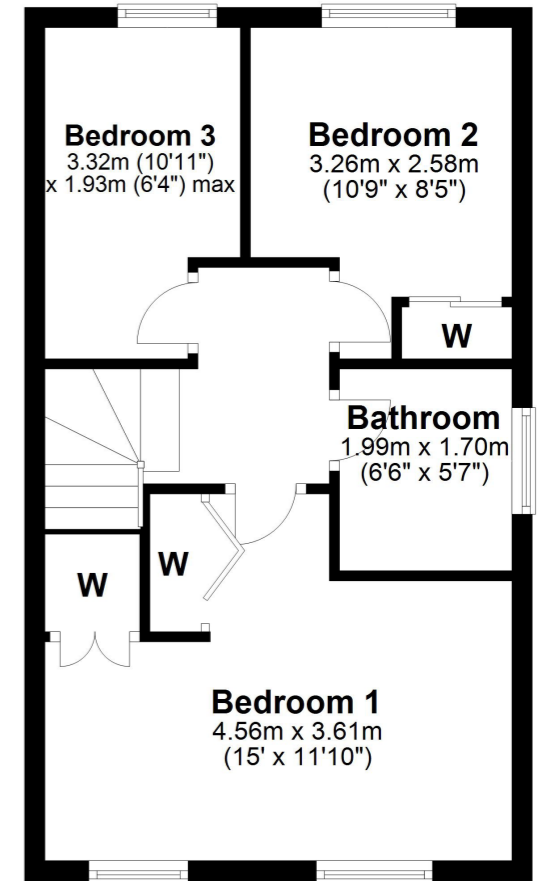




### Ground Floor



### First Floor



Western Gailes Avenue is located within The Princess Gate development, which is a perfectly positioned on the fringe of Troon within easy reach of a wide range of amenities including both primary and secondary schooling and local shops. Troon town centre is around two miles distant and provides a comprehensive range of amenities including supermarket and retail shopping and a mainline rail link to Ayr and Glasgow.

TR1917 | Sat Nav: 10 Western Gailes Avenue, Troon, KA10 7GL

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

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